

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

401/118 Russell Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2019

to

31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3103/265 Exhibition St MELBOURNE 3000	\$1,430,000	22/02/2020
2	1610/35 Spring St MELBOURNE 3000	\$1,270,000	18/12/2019
3	203/350 La Trobe St MELBOURNE 3000	\$1,220,000	04/02/2020

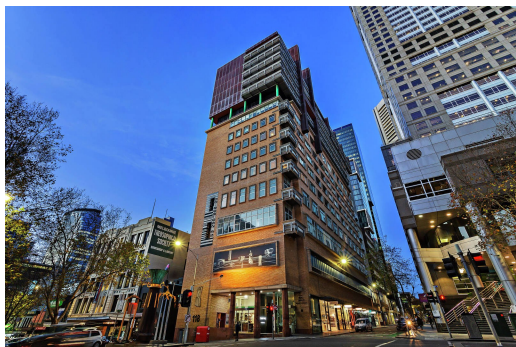
OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2020 19:02

401/118 Russell Street, Melbourne Vic 3000



 3  2  1

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2020: \$510,000

Comparable Properties



3103/265 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,430,000

Method: Sold Before Auction

Date: 22/02/2020

Rooms: 5

Property Type: Apartment

1610/35 Spring St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$1,270,000

Method: Sale

Date: 18/12/2019

Property Type: Flat/Unit/Apartment (Res)



203/350 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,220,000

Method: Private Sale

Date: 04/02/2020

Property Type: Apartment

Account - Belle Property Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.